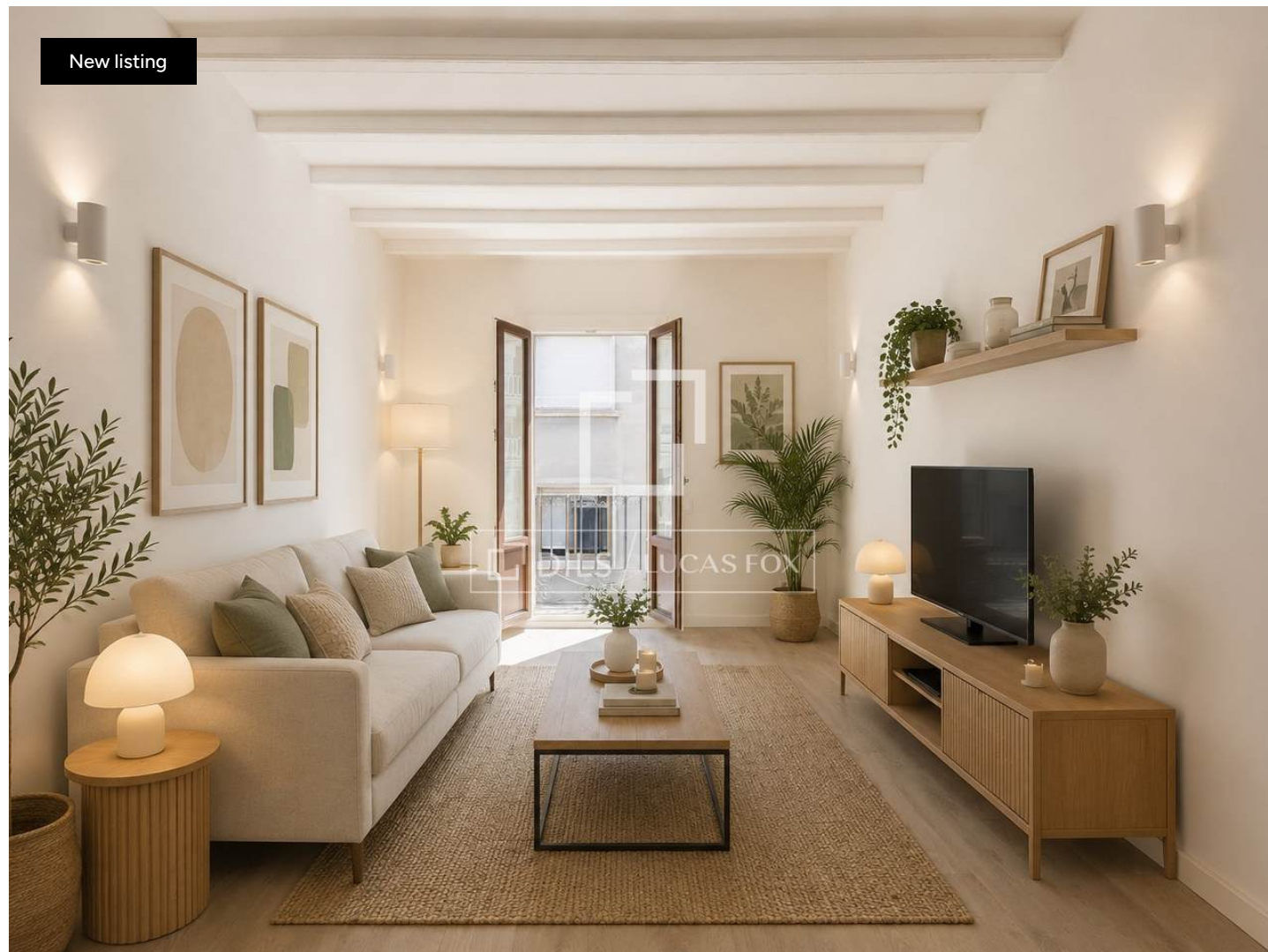


€430,000 Apartment - For sale - New listing

## Excellent 2 Bedroom apartment with 7m<sup>2</sup> terrace for sale in Eixample Right, Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08026

2 Bedrooms    1 Bathrooms    67m<sup>2</sup> Floorplan    7m<sup>2</sup> Terrace



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## Excellent 2 Bedroom apartment with 7m<sup>2</sup> terrace for sale in Eixample Right, Barcelona

### Apartment in excellent condition with 2 bedrooms and a 7m<sup>2</sup> terrace for sale in Camp de l'Arpa

Exclusivo apartamento a estrenar con terraza privada junto a la calle Rogent

Presentamos este magnífico apartamento de 67 m<sup>2</sup> interiores y 7 m<sup>2</sup> de terraza privada, completamente renovado con materiales y acabados de alta calidad, situado en la segunda planta real de una finca de época en una tranquila calle semipeatonal, a escasos metros de la emblemática calle Rogent.

La vivienda ha sido cuidadosamente rehabilitada para conservar el encanto de la arquitectura tradicional catalana mientras incorpora todas las comodidades contemporáneas. Los techos altos con vigas originales y bóveda catalana, restaurados con exquisito gusto, aportan personalidad, amplitud y un carácter único a cada estancia.

La distribución ha sido diseñada para maximizar la luminosidad y la funcionalidad. El piso dispone de un amplio salón-comedor bañado por luz natural, dos confortables dormitorios, un elegante baño de diseño totalmente equipado y un espacio adicional versátil, ideal como despacho, vestidor o zona de almacenaje. Gracias a su doble orientación, la vivienda disfruta de una excelente ventilación cruzada y abundante luz durante todo el día.

Uno de los principales atractivos de esta propiedad es su agradable terraza privada de 7 m<sup>2</sup>, orientada para disfrutar del sol de tarde, un espacio perfecto para relajarse, compartir comidas al aire libre o crear un pequeño oasis urbano en pleno corazón de la ciudad. Además, la vivienda incluye un práctico trastero.

Cada detalle de la reforma ha sido pensado para ofrecer una experiencia de vida contemporánea sin renunciar a la esencia histórica del edificio. El resultado es una vivienda elegante, luminosa y lista para estrenar, donde diseño, confort y autenticidad conviven en perfecta armonía.

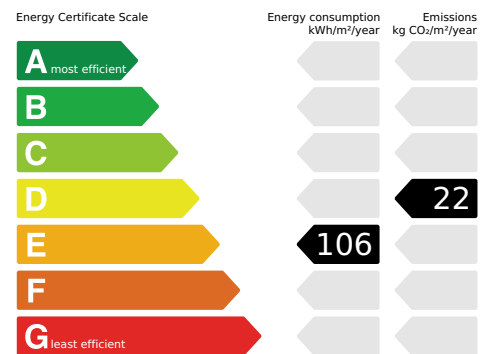
Una oportunidad excepcional para quienes buscan una propiedad con carácter, totalmente renovada y ubicada en una de las zonas más dinámicas y auténticas de Barcelona, rodeada de comercios de proximidad, restaurantes, servicios y excelentes conexiones de transporte.

Una vivienda única, lista para entrar a vivir y disfrutar desde el primer día.



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Heating, Exterior, Double glazing,  
Balcony, Air conditioning

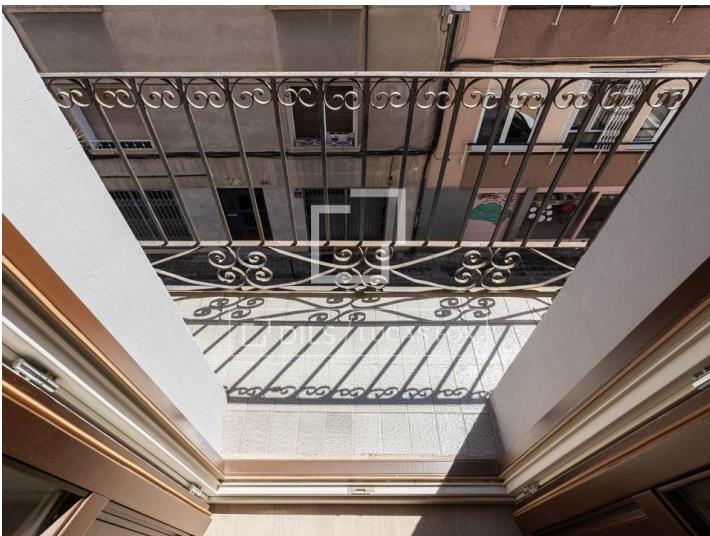


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The property is located in Barcelona city, in the Camp de l'Arpa area. The approximate location is provided in accordance with current regulations. It has a constructed area of 67 m<sup>2</sup> and a usable area of 65 m<sup>2</sup>. The property is in perfect condition. The total sale price is €430,000. The indicated price does not include taxes or expenses associated with the sale, which, according to current legislation, are the responsibility of the buyer; in this case, the Property Transfer Tax (ITP) will apply. It also does not include notary or land registry fees. The property has an available energy efficiency certificate. Regarding the certificate of occupancy, we have it, number CHB005930\*\*\*\*\* (asterisk in the last three digits), which we will make available upon request. AICAT registration number 13225 and API number 4089 are visible in accordance with applicable legislation. Large Property Owner Status: NO. "Marketed by Dils Lucas Fox (Lucas Trading, SL, with Tax ID B64125438), acting as a real estate intermediary. Additional information and documentation are available to the consumer in accordance with current regulations. This information is for guidance only, is not contractual, and is subject to change."

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